STM99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANT)

NAME OF AGENCY OR CONTRACTOR: ST. MATTHEWS PARISH, A COLORADO NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SPECIAL WARRANTY DEED DATED FEBRUARY 24, 1999 FOR 27 ½ ROAD RECONSTRUCTION BETWEEN PATTERSON ROAD AND G ROAD - PARCEL NO. 245-011-88-001 - LOT 1, BLOCK 4, KNOLLS SUBDIVISION, FILING 1

CITY DEPARTMENT:

PUBLIC WORKS

YEAR:

1999

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

PAGE DOCUMENT

1892284 03/10/99 1228PM
Monika Todo ClkåRec Mesa County Co ReoFee \$10.00 SurChg \$1.00 Documentary Fee \$No Fee

## SPECIAL WARRANTY DEED

St. Matthews Parish, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Two Hundred Sixty Three and 22/100 Dollars (\$263.22), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of Lot 1, Block 4 of The Knolls Subdivision, Filing 1, situate in the Southwest ¼ of the Northeast ¼ (SW ¼ NE ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 15 at Pages 243 and 244 in the office of the Mesa County Clerk and Recorder, and considering the West line of the SW ¼ NE ¼ of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto:

thence along a line which is common with the South right-of-way line for Cortland Avenue and the North boundary line of said Lot 1, S 89°55'57" E a distance of 17.87 feet;

thence leaving said common line, S 45°04'07" W a distance of 25.26 feet to a point on a line which is common with the East right-of-way line for 27 ½ Road and the West boundary line of said Lot 1; thence N 00°02'13" E along said common line a distance of 17.86 feet to the Point of Beginning, containing 159.53 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Granter hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming the whole or any part thereof, by, through or under Grantor.

a Colorado non-profit corporation

by: Reverend E.S. Wright, Rector

State of Colorado
)
)ss.

St. Matthews Parish,

The foregoing instrument was acknowledged before me this 24 day of February 1999, by Reverend E.S. Wright as Rector of St. Matthews Parish, a Colorado non-profit corporation.

My commission expires 1/20/2002.

Executed and delivered this day of FERLIPPY

Witness my hand and official seal.

County of Mesa

Notary Public

